



Provincial Agricultural Land Commission - Staff Report

Application: 52163

Applicant: Chad & Rebecca Lenz
Local Government: Peace River Regional District

Proposal: Subdivision - Proposal to subdivide a full section of 256 ha into two equal half sections of 128 ha.

BACKGROUND INFORMATION

A previous proposal by the applicants to subdivide 31.6 ha from the subject property along Lahagarte Rd was refused the by ALC (File # 38621).

PROPERTY INFORMATION

PID: 027-560-341
Legal Description: Section 16 Township 83 Range 25 West of the 6th Meridian Peace River District
Property Area: 256.1 ha
ALR Area: 256.1 ha
Purchase Date: July 17, 2011
Location: North of Hudson's Hope
Owner: Chad & Rebecca Lenz

LAND USE

Current Land Use:
 Agricultural, outbuildings, ATCO trailer

Surrounding Land Uses:

North: ALR - Agricultural
 East: ALR - Agricultural
 South: ALR - Agricultural
 West: ALR - Agricultural

PROPOSAL DETAILS

Subdivision - ALR Area: 256.1 ha

Number of Lots	ALR Area of Lot (ha)
2	128.0

Agricultural Capability:

The majority of the area under application is rated as: Mixed Prime and Secondary

Source: CLI

Mapsheet: 94A/04

PREVIOUS APPLICATIONS

PREVIOUS APPLICATIONS

Application ID: 51735

Applicant: Chad & Rebecca Lenz

Proposal: To divide the 259 ha property into two lots as divided by Lahagarte Road. One lot would be 31.6 ha in size and the other 228 ha.

Decision:

Resolution #	Decision Date	Decision Description
2461/2010	June 4, 2010	Refuse as proposed.

RELEVANT APPLICATIONS

Application ID: 45549

Legacy #: 38621

Applicant: Vladimir and Evguenia Gortman

Proposal: To subdivide the 192 ha property into three 64 ha properties.

Decision:

Resolution #	Decision Date	Decision Description
724/2009	August 27, 2009	Refused.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: North Peace OCP Bylaw No. 820, 1993

Designation: Rural Resource - Agricultural

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: PRRD Bylaw No. 1000, 1996

Zoning Designation: A2 - Large Agricultural Holdings Zone

Minimum Lot Size: 63.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

The Peace River Regional District Board supports the application for subdivision of the subject property into two half sections, and authorizes the application to proceed to the ALC on the basis that it conforms to the OCP and Zoning.

Planning Staff

The Peace River Regional District Planning Staff recommend that the Board supports the application for subdivision of the subject property into two half sections, and authorizes the application to proceed to the ALC on the basis that it conforms to the OCP and Zoning.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- 1) The improved CLI rating of the subject property is 4:(8:3X 2:4W), 4:(6:5C 4:4X), 2:O4W.
- 2) The ALC previously refused a subdivision from the applicants which proposed to subdivide a 31.6 ha parcel along Lahagarte Road for residential sale. The applicants have revised their subdivision proposal to divide the property into two equal parcels of 129 ha which are more useful to agricultural activities.
- 3) The proposed parcels are consistent with the size and use of neighbouring agricultural parcels.

ATTACHMENTS

52163_ContextMap50k.pdf
52163_AirphotoMap15k.pdf
52163_Proposal Sketch_02.28.11.pdf

END OF REPORT

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